

31 January 2024

# ONEANSWER SINGLE-ASSET-CLASS FUNDS

## INTERNATIONAL PROPERTY FUND

### ABOUT THIS FUND

The International Property Fund invests mainly in international listed property assets. Investments may include: companies, funds or trusts that invest in property and are listed or are soon to be listed, and cash and cash equivalents.

### YOUR INVESTMENT TEAM

ANZ Investments has appointed Resolution Capital to manage and adjust the mix of assets for this fund.

Resolution Capital manages a select and diverse group of global listed property assets that are capable of generating superior risk adjusted returns for investors.

Find out more about our investment team at [anz.co.nz/OA-investmentteam](http://anz.co.nz/OA-investmentteam)

### RESPONSIBLE INVESTING

We're strong advocates of responsible investing (also known as sustainable investing). Responsible investing means when we're considering whether to invest in a company, we don't just look at their financial performance. We also look at their environmental, social and governance (ESG) performance, because we believe these factors have a big impact on long-term returns.

Find out more about our responsible investing approach at [anz.co.nz/responsible-investing](http://anz.co.nz/responsible-investing)

### THIS FUND AT A GLANCE

Size of the fund \$38.3m

Number of holdings 46

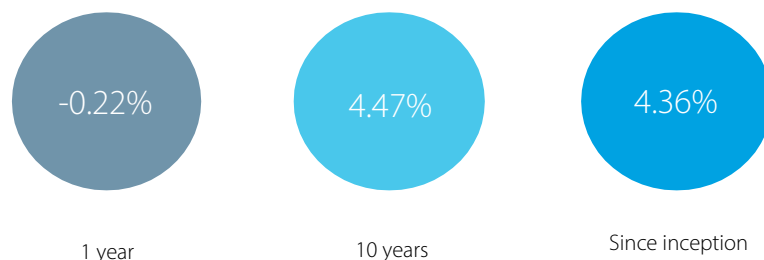
Fund start date September 2013

Suggested minimum investment timeframe 10 years

Annual fund charge 1.08%

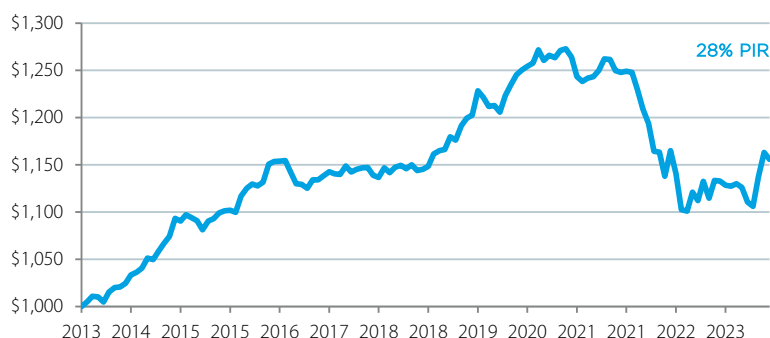
The OneAnswer Single-Asset-Class Funds guide and product disclosure statement is available at [anz.co.nz/OA-investmentdocs](http://anz.co.nz/OA-investmentdocs).

### HOW THIS FUND HAS PERFORMED



PIR (tax rate)	1mth	3mth	6mth	1yr	3yrs	5yrs	10 yrs
0%	-2.10%	14.70%	1.90%	-0.28%	2.12%	1.54%	5.01%
17.5%	-1.78%	13.68%	1.72%	-0.24%	2.20%	1.37%	4.67%
28%	-1.59%	13.06%	1.61%	-0.22%	2.24%	1.27%	4.47%

### Fund performance since launch



Performance is shown after fees and tax, at the highest prescribed investor rate (PIR) at the time of the performance, unless stated. Performance for periods longer than one year are annualised.

### AWARDS, RATINGS AND CERTIFICATIONS



The **OneAnswer International Property Fund** has been certified by the Responsible Investment Association Australasia according to the strict operational and disclosure practices required under the Responsible Investment Certification Program. See [www.responsibleinvestments.com.au](http://www.responsibleinvestments.com.au) for details.

The Responsible Investment Certification Program does not constitute financial product advice. Neither the Certification Symbol nor RIAA recommends to any person that any financial product is a suitable investment or that returns are guaranteed. Appropriate professional advice should be sought prior to making an investment decision. RIAA does not hold an Australian Financial Services Licence.

MARKET AND FUND REVIEW

Following a strong final quarter to 2023, it was a challenging start to the year for investors in international listed property, and the fund fell -2.1% in January. That said, the fund outperformed the return of the market.

The share prices of many international listed property companies fell as investors pared back expectations for interest rate cuts in the US following cautionary comments from the US Federal Reserve (the Fed). Many were expecting the Fed to begin cutting interest rates as soon as March this year.

From a regional perspective, Japan was the top performing market in local currency terms. The country's central bank maintained its monetary policy settings in January making it one of the rare cases globally where real interest rates are still negative. This helped support returns from the broader Japanese share market, which itself hit a 33-year high during the month, as it edged ever closer to an all-time high.

The worst performing market was Hong Kong, which continues to underperform on weak sentiment and negative headlines, including news that Hong Kong courts ordered Chinese developer Evergrande to liquidate owing over US\$300bn in liabilities.

From a sector perspective, data centres was the only segment to generate positive returns following its heavy underperformance in December. Elsewhere, weak self-storage performance reflected fundamentals which continued to recede during the month on the back of elevated supply and a weak for-sale housing market in the US.

Contributing positively to the fund's relative outperformance was the fund's holding in Mitsui Fudosan Co Ltd, a real estate developer in Japan. Its shares were up almost 7% in local currency terms, benefiting largely from the strong performance of the region's share market. Other strong performers were Digital Realty Trust Inc and Equinix Inc, both of which operate in the data centre sector. Their shares were up around 7% and 6% respectively.

A number of the fund's other long-standing holdings also contributed to its relative outperformance in January. It included shopping centre companies Federal Realty Investment Trust and Scentre Group, US home builder Invitation Homes, and healthcare infrastructure company Welltower.

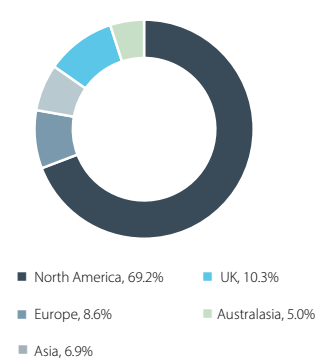
With Hong Kong being the worst performing region, the fund's holding in Link Real Estate Investment Trust held back relative performance, as its shares were down by over 8% in January. In addition, a number of the fund's European and UK holdings struggled, as both regions lagged the performances of some of the other major regions. It included the fund's holdings in German residential real estate company Vonovia SE and London office development specialist Derwent London.

FUND CHARACTERISTICS

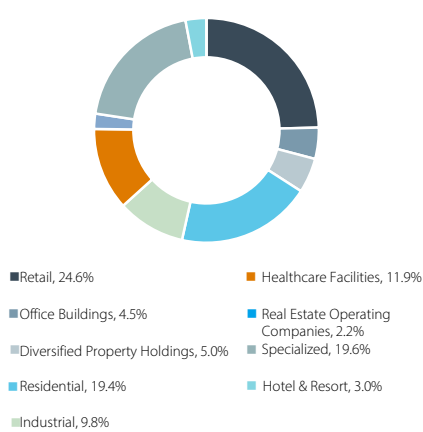
Top 10 holdings

Asset name	% of fund
1 Equinix Inc.	7.5%
2 Prologis Inc.	6.9%
3 Welltower Inc.	6.5%
4 Digital Realty Trust Inc.	5.0%
5 Realty Income	4.7%
6 Invitation Homes Inc.	4.2%
7 Federal Realty Investment Trus	4.1%
8 Equity Residential	4.0%
9 Mitsui Fudosan Co. Ltd.	2.9%
10 Ventas Inc.	2.6%
Total top 10 holdings	48%

Geographic allocation



Sector allocation



All market returns quoted in commentary are in local currency terms. Information is current as at the date of this document and may change on a daily basis. Past performance does not indicate future performance. The actual performance any given investor realises will depend on many things, is not guaranteed and may be negative as well as positive. This document is for information purposes only and is not intended to be financial advice. It is recommended that you seek advice from a financial adviser before you acquire a financial product.

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